

LEGEND

DESCRIPTION	EXISTING	PROPOSED	AS-BUILT
EXISTING GROUND ELEVATION	+ ELEV		
FINISHED GROUND ELEVATION	(ELEV)	+ ELEV (ELEV)	ELEV (ELEV)
SWALE ELEVATION			
SWALE	SA/ST	SA/ST	SA/ST
MAINTENANCE HOLE			
CATCH BASIN	CB	CB	CB
DITCH INLET	DI	DI	DI
SANITARY SEWER			
SAN. LATERAL c/w CLEAN-OUT			
STORM SEWER			
STORM RESIDENTIAL LATERAL			
WATERMAIN			
WATER LATERAL c/w CURB STOP	SV	SV	SV
GATE VALVE			
BLOW OFF	B/O	B/O ASSEMBLY c/w 50mmø PIPING	B/O
FIRE HYDRANT	FH	FH	FH
UTILITY POLE			
UTILITY POLE/LIGHT STANDARD			
POLE MOUNT TRANSFORMER			
PAD MOUNT TRANSFORMER			
STREETLIGHT PEDESTAL	SP	SP	SP
SWITCHING KIOSK	SK	SK	SK
BELL PEDESTAL	B	B	B
BELL GRADE LEVEL BOX	B/GB	B/GB	B/GB
CABLE PEDESTAL	C	C	C
ELECTRICAL SERVICE			
COMMUNITY MAIL BOX	CMB	CMB	CMB
CIVIC ADDRESS	10	10	

ONLY WHEN NOT INSTALLED AS PROPOSED

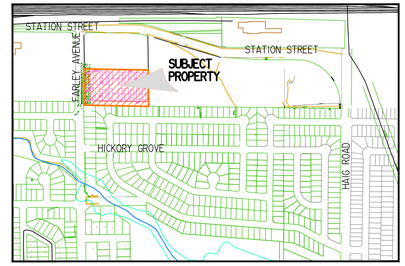
ALL ITALICIZED TEXT INDICATES EXISTING INFORMATION

ALL VERTICAL TEXT INDICATES PROPOSED INFORMATION

ALL UNDERSCORE TEXT INDICATES AS-CONSTRUCTED INFORMATION

UNIT COUNT

UNIT SIZE	5X5	5X10	10X10	10X15	10X20	10X25	10X30	
BUILDING								TOTAL
1						11	11	
2						7	7	
3			11		11			22
4		8	10	4		10		32
5	3	7		3		10		34
6	2	4	11		10			27
7	3		9	3	9			24
8	6		9	6	9			30
9	6			5	9			30
10	3		9	3		9		24
11		7		10	10			27
12	3	7		13	10			33
13	6	6	11		11			34
14		6	10		10			26
15	4	4		20				28
16	6				18			24
17	6				18			24
18	4	4		20				28
TOTAL	52	53	69	108	86	59	38	465



KEY PLAN

LEGAL DESCRIPTION

PART of LOT 11,
CONCESSION 1
TOWNSHIP OF THURLOW
NOW IN THE CITY OF BELLEVILLE
COUNTY OF HASTINGS

BENCH MARK

B.M.ELEV. 90.353
CITY OF BELLEVILLE BM#391
TOP NUT OF FIRE HYDRANT
ON EAST SIDE OF FARLEY AVE.
AT HOUSE #379

SITE STATISTICS

	AREA (sq.m.)	COVERAGE
BUILDING AREA	6552.3	32%
PARKING AND DRIVEWAY AREA	9509.9	47%
LANDSCAPE AREA	4303.6	21%
TOTAL SITE	20,365.8	100%

ZONING IN2-5 (SERVICE INDUSTRIAL ZONE)

PERMITTED USES:
ARTISAN WORKSHOP
AQUA CULTURE
BREWERY AND/OR DISTILLERY
BUSINESS AND INDUSTRIAL INCUBATOR
CANNABIS PRODUCTION FACILITY (LICENSED BY HEALTH CANADA)
HEALTH CLUB
INSTRUCTIONAL FACILITY
MANUFACTURING, ASSEMBLING, FABRICATING OR PROCESSING PLANT
MOTOR VEHICLE BODY SHOP
MOTOR VEHICLE FUELING STATION
DOCTOR'S CLINIC & ASSOCIATED PHARMACY
DAY CARE CENTRE
BANK
MOTOR VEHICLE REPAIR GARAGE
MOTOR VEHICLE WASHING ESTABLISHMENT
OFFICE
PRINTING AND/OR PUBLISHING ESTABLISHMENT
RESEARCH AND DEVELOPMENT FACILITY
RENTAL OUTLET
SELF-STORAGE FACILITY
TAXI BUSINESS
WAREHOUSE
WHOLESALE BUSINESS
RESTAURANT
COMMUNICATIONS & BROADCASTING

DRUG REHABILITATION CENTRE IS NOT PERMITTED

ZONE REQUIREMENTS:

PROVIDED:			
15.7m	FRONT YARD DEPTH (min)	15.0m	ADJACENT TO RESIDENTIAL ZONE
7.8m	REAR YARD DEPTH (min)	22.8m	
7.6m & 15.2m	INTERIOR SIDE YARD WIDTH (min)	7.5m	LANDSCAPE BUFFER 15.0m (VEGETATIVE BUFFER & SETBACK)
32%	LOT COVERAGE (max)	7.5m	LANDSCAPE BUFFER 15.0m (VEGETATIVE BUFFER & SETBACK)
4.0m	BUILDING HEIGHT (max)	65%	
		15.0m	ONE STOREY WITHIN 50m

PARKING & LOADING REQUIREMENTS:

PROVIDED:		REQUIRED:	
87	SELF-STORAGE FACILITY	50	0.75 SPACES per 100.0sq.m. GROSS FLOOR AREA
4	ACCESSIBLE PARKING	3	BEWTWEEN 15 & 100 REQUIRED SPACES 5%
2	OFF-STREET LOADING	2	BETWEEN 415sq.m. AND 2300sq.m.
2	BICYCLE PARKING	1	1 SPACE PER ON-SITE EMPLOYEE

NOTES

GENERAL NOTES RELATED TO ON-SITE WORKS (PRIVATELY OWNED)

1. ALL DIMENSIONS AND NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
2. BOUNDARY INFORMATION BASED ON REGISTERED PLAN 21R-22535 BY WATSON LAND SURVEYORS.
3. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN INSTALLED ON PRIVATE PROPERTY IS TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
4. THE DEPTH OF COVER OVER THE PROPOSED SANITARY BUILDING SEWER SHOULD BE CHECKED WHEREVER THE COVER IS 1.5m OR LESS, IT IS TO BE INSULATED WITH 50mmTHICK x 1.2m WIDE STYROFOAM BRAND H.I. TYPE VI PLACED IN TWO LAYERS WITH STAGGERED JOINTS.
5. THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
6. NO BLASTING IS PERMITTED ON THE CITY 'RIGHT-OF-WAY' OR WITHIN THE SITE.
7. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN INSTALLED ON PRIVATE PROPERTY IS TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE - PART 7,3.6 and 7.3.7
8. THE DEPTH OF COVER OVER THE PROPOSED SANITARY BUILDING SEWER SHOULD BE CHECKED WHEREVER THE COVER IS 1.5m OR LESS, IT IS TO BE INSULATED WITH 100mm THICK x 1.2m WIDE STYROFOAM BRAND H.I. TYPE IV INSULATION PLACED IN TWO LAYERS WITH STAGGERED JOINTS.
9. THE EXISTING SEWER CONNECTION WHICH IS TO BE USED SHALL BE EXPOSED AT THE PROPERTY LINE BY THE CONTRACTOR AND THE CITY PUBLIC WORKS YARD IS TO BE CALLED TO ROD THE LATERAL TO THE MAIN SEWER AND APPROVE OF ITS USE BEFORE THE CONNECTION IS COMPLETED FROM THE STREET LINE TO THE BUILDING OR BEFORE THE NEW INSPECTION MANHOLE IS INSTALLED.
10. STORM AND SANITARY SEWER MAINS ARE TO BE FIELD TESTED AFTER CONSTRUCTION IN ACCORDANCE WITH OPSS 410 AND THE METHOD OF TESTING SHALL BE APPROVED BY THE CITY.
11. THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATIONS, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THESE DRAWINGS WERE APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.

GENERAL NOTES RELATED TO OFF-SITE WORKS (ROAD ALLOWANCE)

1. NOT WITHSTANDING THE FOLLOWING GENERAL NOTES, UNDERGROUND AND ABOVE GROUND WORK IS TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS AND SPECIFICATIONS INCLUDING THE FOLLOWING:
   - Maintenance Hole, Cast Iron, Cover and Square Frame — O.P.S.D. 401.010
     - Except a) Do not use 'Type B' Open Cover'.
   - Maintenance Hole 'Steps Hollow' — O.P.S.D. 405.010
     - Except a) Do not use 'Rectangular Stainless Steel' step details
   - Precast Maintenance Hole 1200mm Diameter — O.P.S.D. 701.010
     - Except a) Use a Precast monolithic base only
   - All Pipe Bedding to Conform to the Following Specification:
     - Rigid Pipe Bedding, Cover and Backfill — O.P.S.D. 802.030
       - Except a) Use 'CLASS B-BEDDING' detail only for all pipe bedding.
         - b) The 'granular bedding material' is to be Granular 'A' crushed material.
         - c) 'Cover material' is to be sand fill.
         - d) Note 1 minimum bedding depth to be 225mm (delete 150mm).
         - e) For a 'wet trench' condition as determined by the City Engineer:
           - i) 'granular bedding material' to be HL8 Coarse gradation crushed limestone material
           - ii) 'cover material' to be limestone screenings or Granular 'A' crushed material.
   - Sewer Service Connections for Rigid Main Pipe Sewer — O.P.S.D. 1006.010
     - Except a) The bedding and cover material are to be supplied and installed in accordance with OPSD. 802.030, Rigid Bedding, Cover and Backfill, as revised by the City of Belleville.
       - b) Factory made tees or wyes are not required for for sanitary service connections to the main sewer pipe unless specified.
   - Sewer Service Connections for Flexible Main Pipe Sewer — O.P.S.D. 1006.020
     - Except a) The bedding and cover material are to be supplied and installed in accordance with OPSD. 802.030, Rigid Bedding, Cover and Backfill, as revised by the City of Belleville.
       - b) Factory made tees or wyes are not required for for sanitary service connections to the main sewer pipe unless specified.
   - Standard Cleanout Detail — Spec. M-39
2. THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATIONS, DOCUMENT OR OTHER INFORMATION, ON THE BASIS OF WHICH THESE DRAWINGS WERE APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.
3. THE EXISTING SEWER CONNECTION WHICH IS TO BE USED SHALL BE EXPOSED AT THE PROPERTY LINE BY THE CONTRACTOR AND THE CITY PUBLIC WORKS YARD IS TO BE CALLED TO ROD THE LATERAL TO THE MAIN SEWER AND APPROVE OF ITS USE BEFORE THE CONNECTION IS COMPLETED FROM THE STREET LINE TO THE SITE OR BEFORE THE NEW INSPECTION MANHOLE IS INSTALLED.
4. EXISTING SEWER CONNECTIONS WHICH ARE NOT TO BE USED SHALL BE SECURELY CAPPED OFF WITH A MECHANICAL CAP AT THE PROPERTY LINE TO PREVENT INFILTRATION INTO THE MAIN SEWER.
5. THE REINSTATEMENT OF SIDEWALKS, CONC. CURB AND GUTTERS, AND LANDSCAPING ON THE PUBLIC ROAD ALLOWANCE IS TO BE DONE BY THE OWNER AT THE OWNER'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY. THE REINSTATEMENT OF ASPHALT ROADWAYS ON THE PUBLIC ROAD ALLOWANCE IS TO BE DONE BY THE MUNICIPALITY AT THE OWNER'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY.
6. EXISTING DRIVEWAYS WHICH ARE NOT TO BE USED ARE TO BE REMOVED, ANY CURB CUTS WHICH ARE TO BE REPLACED ARE TO BE CONSTRUCTED OF FULL HEIGHT CURB AND GUTTER TO CITY STANDARDS.
7. EXISTING SUBDRAINS ALONG THE CURB WHICH ARE DISTURBED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION.
8. ANY WORK DONE ON QUINTE CONSERVATION PROPERTY SHALL BE CARRIED OUT TO THEIR SATISFACTION AND CONTACT SHOULD BE MADE WITH THEM TO ARRANGE INSPECTIONS. (A COPY OF THE CONSERVATION REQUIREMENTS AND APPROVAL IS TO BE PROVIDED TO THE CITY)
9. THE TOP OF CURBS ABUTTING CITY SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALKS FOR A DISTANCE OF 0.3 METERS FROM THE SIDEWALK.
10. ALL TREES, SHRUBS AND OTHER LANDSCAPING FEATURES, BOTH EXISTING AND PROPOSED, ARE TO BE KEPT A MINIMUM OF 1 METER CLEAR OF THE CENTERLINE OF SWALES.
11. THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A 'ROAD CUT PERMIT' FROM THE CITY OF BELLEVILLE BEFORE COMMENCING ANY WORK ON THE CITY ROAD ALLOWANCE.
12. THE NEW DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT BLOCK THE DRAINAGE IN THE DITCH OR ALONG THE EDGE OF THE ROAD.
13. BEFORE A CULVERT IS INSTALLED AND/OR EXTENDED IN A DRIVEWAY, THE OWNER WILL SIGN A CITY WORK ORDER FOR THE INSTALLATION OF THE PROPOSED CULVERT BY THE CITY AND PAY THE FULL COST TO THE CITY.
14. THE DEPTH OF COVER OVER THE PROPOSED SANITARY BUILDING SEWER SHOULD BE CHECKED WHEREVER THE COVER IS 1.5m OR LESS, IT IS TO BE INSULATED WITH 100mmTHICK x 1.2m WIDE STYROFOAM BRAND H.I. TYPE VI PLACED IN TWO LAYERS WITH STAGGERED JOINTS.
15. REBENCH EXISTING MANHOLE AS DIRECTED BY THE CITY'S DIRECTOR OF ENVIRONMENT & OPERATIONAL SERVICES.
16. STORM & SANITARY SEWER MAINS ARE TO BE FIELD TESTED AFTER CONSTRUCTION IN ACCORDANCE WITH OPSS 410 AND THE ONTARIO BUILDING CODE REQUIREMENTS. METHOD OF TESTING TO BE APPROVED BY THE MUNICIPALITY.

GENERAL NOTES RELATED TO OFF-SITE WATER SYSTEM (ROAD ALLOWANCE)

NOTWITHSTANDING THE FOLLOWING GENERAL NOTES, ALL WATERMAIN PIPE AND FITTINGS, VALVES, HYDRANTS, WATER SERVICES AND ALL OTHER APPURTENANCES ARE TO BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION IN THE CURRENT CITY OF BELLEVILLE MANUAL OF STANDARD SPECIFICATIONS. THESE NOTES ARE INTENDED TO SUMMARIZE CITY REQUIREMENTS HOWEVER THE CONTRACTOR IS TO CONSULT THE RESPECTIVE CITY STANDARD SPECIFICATIONS FOR FURTHER DETAIL AND NOT RELY SOLELY ON THESE NOTES. UNLESS SPECIFIED OTHERWISE ALL REFERENCES TO THE CITY OF BELLEVILLE STANDARD SPECIFICATIONS/DRAWINGS OR INDUSTRY STANDARDS REFER TO THE LATEST EDITION.

Water service materials including pipes, fittings, valves and connections are to be as specified in City of Belleville Standard Specification SS-WD-1140.
The cover for all water services is to be 1.8m at all locations along the service including the bottom of ditches.
Where a water service crosses over or under a storm or sanitary sewer main or lateral a minimum clear separation of 0.5m must be maintained (measured from pipe wall to pipe wall).
Where a water service crosses over or under other utilities 0.3m clearance shall be provided, provided proper bedding can be maintained.
No water service pipe shall have a capacity that is less than the peak demand flow.
The interruption of the water supply to customers shall only be effected in accordance with City of Belleville Standard Specification SS-WD-1030.
Any existing water services to the site that are not required are to be disconnected at the main in accordance with the requirements of the City of Belleville at the Owner's expense.
Contractor shall submit all required shop drawings and other submittals in accordance with the respective City of Belleville Standard Specification prior to commencing construction.

WATER SERVICES 50mmø OR LESS

Water services to be a minimum of 19mm diameter.
The minimum clear horizontal separation between water service and any other sewer lateral is to be 0.6m (measured from pipe wall to pipe wall).
Curb stops to be located within the City road allowance 150mm from the property line.
Curb stops to be located away from driveways, poles, transformers, secondary pedestals, maintenance holes and any other above ground appurtenances in accordance with City of Belleville Standard Specification SS-WD-1140.

WATER SERVICES GREATER THAN 50mmø

All new watermain and water service installations shall be inspected, tested and commissioned in accordance with the City of Belleville Standard Specification No. SS-WD-1190.
The minimum clear horizontal separation between water service and any sewer lateral is to be 2.5m (measured from pipe wall to pipe wall).
Joint restraints are to be provided in accordance with the City of Belleville Standard Specification SS-WD-1140.
A flow control valve is to be located on the City road allowance 150mm from the property line.
Flow control valves are to be located in driveways or parking lots.
Typically, the maximum cover over the water service at the flow control valve is to be 2.5m.
Where a watermain crosses within 1.5m of a catchbasin the watermain is to be protected in accordance with City of Belleville Standard Drawing SD-WD-1031.
Hydrants to be located away from driveways, poles, transformers, secondary pedestals, maintenance holes and any other above ground appurtenances in accordance with City of Belleville Standard Specification SS-WD-1130.
Hydrants to be connected to the watermain as specified in City of Belleville Standard Specification SS-WD-1130 and Standard Drawing SD-WD-1101.

SCALE: 1:500
DESIGNED: A.H.V.
DRAWN: A.G.S.
DATE: Nov. 17/23
COMPUTER N:\Drawings\BELLEVILLE\Station St\Applewood Realty-Mackoplan\

SITE PLAN
FARLEY SOUTH PARCEL
DRAWING Far/10-01

FILE NAME: Station St-Hwy Rd_25-11-07.dwg

PROFESSIONAL ENGINEER H. VANDERMEER Nov. 17/23 PROVINCE OF ONTARIO

By	Description	Date
S.D.S.	CLIENT REVIEW & APPROVAL	NOV. 11/25
CM'd By	REVISIONS	

FARLEY AVENUE at STATION STREET
CITY OF BELLEVILLE
FIRST PENTECOSTALS QUINTE-OWNER

VAN MEER LIMITED
LAND DEVELOPMENT - PROJECT MANAGEMENT - ENGINEERING
83 North Park Street, Belleville, Ont. K8P 2T6
Tel. 613-969-1011 Fax. 613-969-1781